

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- October 18, 2019
121 N. LaSalle Street- City Council Chambers- 2nd Flr.

Approval of the minutes from the September 20, 2019 regular meeting of the Board.

Approval of the agenda for the October 18, 2019 regular meeting of the Board.

9:00 A.M.

504-19-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	Chicago Elite Developers, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1107-09 W. Chestnut Street	
SUBJECT:	Application for a variation to reduce the rear yard setback from the required 30' to 21.4' for a proposed detached four car garage with a roof deck which will serve a proposed three-story, four dwelling unit building.	

- **Approved**

505-19-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	Chicago Elite Developers, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1107-09 W. Chestnut Street	
SUBJECT:	Application for a variation to relocate the required 312 square feet of rear yard open space to the roof of a proposed detached garage that will serve a proposed three-story, four dwelling unit building.	

- **Approved**

506-19-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	Chicago Elite Developers	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1111-13 W. Chestnut Street	
SUBJECT:	Application for a variation to reduce the rear yard setback from the required 30' to 21.4' for a proposed detached four car garage with roof deck which will serve a proposed three-story, four dwelling unit building.	

- **Approved**

507-19-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	Chicago Elite Developers	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1111-13 W. Chestnut Street	
SUBJECT:	Application for a variation to relocate the required 312 square feet of rear yard open space to the roof of a proposed detached four car garage which will serve a proposed three-story, four dwelling unit building.	

- **Approved**

WARD: 27

Timothy M. Barrett

Same as applicant

1625 N. Mohawk Street

Application for a variation to reduce the rear setback from the required 19.6' to 0.29', north setback from 2' to 1.79', (south to be 3.73'), combined side setback shall be 5.52' for a rear two-story addition with an attached two car garage with roof deck that shall be accessed from the new second story.

- **Approved**

509-19-Z
APPLICANT:
OWNER:
PREMISES ADDRESS:
SUBJECT:

ZONING DISTRICT: RM-5

WARD: 43

Timothy Barrett

Same as applicant

1625 N. Mohawk Street

Application for a variation to relocate the required 88.2 square feet of rear yard open space to a proposed attached garage with roof deck which will serve the new single family residence being deconverted from a two dwelling unit building.

- **Approved**

510-19-Z
APPLICANT:
OWNER:
PREMISES ADDRESS:
SUBJECT:

ZONING DISTRICT: RS-2

WARD: 10

Favian Calleros

Same as applicant

13119 S. Avenue N

Application for a variation to reduce the rear setback from the required 34.72' to 6.81' for a proposed second story addition and a front two-story addition to the existing one-story, single family residence.

- **Approved**

511-19-Z
APPLICANT:
OWNER:
PREMISES ADDRESS:
SUBJECT:

ZONING DISTRICT: RM-5

WARD: 46

Skymaster, LLC

3627 N LSD, LLC

3726-28 N. Lakeshore Drive

Application for a variation to reduce the north side setback from the required 5' to zero for a proposed four-story, thirty-six dwelling unit building with thirty-six parking spaces at ground level.

- **Approved**

512-19-Z
APPLICANT:
OWNER:
PREMISES ADDRESS:
SUBJECT:

ZONING DISTRICT: RM-5

WARD: 46

Skymaster, LLC

3627 N LSD, LLC

3726-28 N. Lakeshore Drive

Application for a variation to eliminate the one required loading berth for a proposed four-story, thirty-six dwelling unit building with thirty-six parking spaces at ground level.

- **Approved**

WARD: 46

PREMISES AFFECTED: 3726-28 N. Lakeshore Drive
SUBJECT: Application for a variation to reduce the rear yard open space from the required 1,296 square feet to zero for a proposed four-story, thirty-six dwelling unit building with thirty-six parking spaces at ground level.

- **Approved**

WARD: 28

OWNER: Same as applicant
PREMISES AFFECTED: 3846 W. Adams Street
SUBJECT: Application for a variation to reduce the rear setback from the required 36.43' to zero, east setback from 2.26' to zero (west to be zero), combined side setback from 5.67' to zero for a proposed rear fence with rolling gate at 10.75' in height to serve the existing two-story residential building.

- **Approved with conditions**

WARD: 41

OWNER: Groot Industries, Inc. / Illinois State Toll Highway Authority
PREMISES AFFECTED: 6747 Elmhurst Road
SUBJECT: Application for a special use to establish a 38,788 square feet new transfer station building including office/ mechanical space and a 128 square foot new scale house.

- **Approved**

WARD: 41

OWNER: Groot Industries Inc. / Illinois State Toll Highway Authority
PREMISES AFFECTED: 6747 Elmhurst Road
SUBJECT: Application for a special use to establish a modified transfer station building.

- **Approved**

WARD: 43

Make it Special, LLC

Mansueto Belden Stratford, LLC

2300 N. Lincoln Park West

Application for a special use to establish residential support services outdoor patio in conjunction with a 7,580 square foot restaurant that is located on the ground floor of an existing residential building with ground floor commercial use and one hundred seventy-three dwelling units.

- **Approved**

WARD: 27

Chicago 925 Investment Partners, LLC

Same as applicant

925 W. Chicago Avenue

Application for a variation to reduce the rear setback from the required 30' to 18.65' for a proposed rooftop sunroom addition to an existing three-story, thirty-six unit mixed use building.

- **Approved**

WARD: 43

Sarah & Todd Shraiberg

Same as applicant

2204 N. Orchard Street

Application for a variation to reduce the north and south side setback from 2' to zero, combined side setback from 4.8' to zero, rear setback from 35' to zero for a proposed three-story, single family residence with an attached two-car garage with living area above and roof deck.

- Continued to November 15, 2019 at 2:00 p.m.

WARD: 40

Oneal Barsin, Inc. dba Juliana's Restaurant

Amano, LLC

3001-07 W. Peterson Avenue*

Application for a variation to establish a public place of amusement license to provide cover charge for live entertainment in an existing restaurant which is located within 125' of a residential district.

- **Approved**

WARD: 1

Adam Burck

Same as applicant

2712 W. Francis Place

Application for a variation to reduce the minimum required front setback (W. Francis Place) from the required 8.72' to 7.42', front setback (W. St. Helen Street) from 25.09' to 2' and the front setback for parking (W. St. Helen Street) from 20' to 2' for a proposed two-story single family residence with a detached two-car garage with roof deck and access stair in front (W. St. Helen Street).

- WARD: 12**

Matthew Mitchell

Same as applicant

3806-08 S. Wolcott Avenue

Application for a variation to reduce the north side setback from 2' to 0.4', south side setback from 2' to 0.8', combined side setback from 4.7' to 1.2' to subdivide the existing zoning lot into two zoning lots. The existing three-story, single family residence shall remain at 3806 S. Wolcott Avenue. A new two-story single family residence is proposed for 3808 S. Wolcott Avenue.

- WARD: 8**

Education & Entertainment, Inc.

Leonas Properties, LLC

9156 S. Stony Island Avenue

Application for a variation to establish a public place of amusement license to provide recreational services, live theatrical performances, dancing comedy and rental space which is located within 125' of a residential district.

- WARD: 4**

Sam Young

Same as applicant

3541 S. Calumet Avenue

Application for a variation to reduce the north and south side setbacks from the required 2.11' each to zero, combined side setback from 5.28' to zero, rear setback from 15.12' to 2.92' for a proposed three-story, single family residence with rear 3rd story roof deck and attached two- car garage.

- **Approved**

WARD: 4

Application for a variation to relocate the required 74.84 square feet of rear yard open space to a deck or patio to a proposed roof deck which is more than 4' above grade for a proposed three-story, single family residence with rear third story roof deck and attached two-car garage.

- WARD: 40**

Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with a detached six car garage with roof deck and elevated walkway for access to the roof deck.

- WARD: 40**

Application for a variation to reduce the rear setback for a rooftop stair enclosure from the front building line from 20' to 15.12', the rear setback from 30' to 2' for a proposed four-story, six dwelling unit building with roof deck, roof top stair enclosures and detached six car garage.

- WARD: 40**

Application for a special use to establish a drive-through facility to serve a proposed three-story, food service manufacturing facility with retail of goods produced on-site.

- **Approved**

- **Approved**

- **Approved**

- Continued to December 20, 2019 at 2:00 p.m.

- **Approved**

- Continued to November 15, 2019 at 2:00 p.m.

WARD: 2

Michael Kang

Same as applicant

2147 W. Thomas Street

Application for a variation to reduce the rear yard open space from the required 194.73 square feet to 115 square feet for a proposed rear one-story addition to the existing one-story, single family residence.

- Continued to November 15, 2019 at 2:00 p.m.

WARD: 44

3505 Clark, Inc.

JJK Clark St, LLC

3505 N. Clark Street

Application for a special use to establish an outdoor rooftop patio located on the roof of an existing restaurant.

- **Approved**

WARD: 3

3647-57 S Indiana, LLC

Same as applicant

3649 S. Indiana Avenue

Application for a special use to establish residential use below the second floor for a proposed two-story, four dwelling unit building.

- **Approved**

WARD: 3

3647-57 S Indiana, LLC

Same as applicant

3657 S. Indiana Avenue

Application for a special use to establish residential use below the second floor for a proposed two-story, four dwelling unit building.

- **Approved**

WARD: 45

Jennifer and Patrick Boyle

Same as applicant

4047 W. Warwick Avenue

Application for a variation to reduce the east side setback from the required 4.9' to 2.37' (west to be 13.58') combined side setback to be 15.95' for a proposed three-story addition in the rear of an existing three-story, single family residence.

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to November 15, 2019 at 2:00 p.m.

549-19-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RM-5

1524 DPW, LLC

Same as applicant

1524 N. Dearborn Parkway

Application for a variation to reduce the north side setback from the required 2' to zero, south side setback from 2' to zero, combined side setback from 5' to zero, rear setback from 41.72' to 39.75' for a proposed rear four story addition, a fourth story addition with roof deck and roof top stair and elevator enclosure and new enclosed walkway addition attached to the garage that will serve the existing building being deconverted from two dwelling units to a single family residence.

- **Approved with conditions**

CONTINUANCES

327-19-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B2-3

Tim Pomaville

Ambrosia Homes of Illinois, LLC Series 39

2438 N. Western Avenue

Application for a variation to reduce the rear setback from 30' to 2' for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story, three dwelling unit building.

- Continued to November 15, 2019 at 2:00 p.m.

341-19-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-2

Johnnie Blue, Inc.

Faizullah Khan

2619 W. Lawrence Avenue

Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge in an existing restaurant which is within 125' of a residential zoning district.

- **Approved**

359-19-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RT-4

Chi Partners, LLC 2711 Washtenaw Series

Same as applicant

2711 N. Washtenaw Avenue

Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,893 square feet to add a fourth dwelling unit to an existing three-story, three dwelling unit building.

- Two votes for and two against. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to November 15, 2019 at 2:00 PM for vote by fifth board member.

360-19-Z	ZONING DISTRICT: RT-4	WARD: 32
APPLICANT:	Chi Partners, LLC 2711 Washtenaw Series	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2711 N. Washtenaw Avenue	
SUBJECT:	Application for a variation to reduce the required off-street parking from four to three spaces for the proposed addition of a fourth dwelling unit in an existing three-story, three dwelling unit building.	

- Two votes for and two against. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to November 15, 2019 at 2:00 PM for vote by fifth board member.

376-19-S	ZONING DISTRICT: B3-2	WARD: 47
APPLICANT:	Kriser's Feeding Pets For Life, LLC	
OWNER:	MR 3629 Western Waveland, LLC	
PREMISES AFFECTED:	3649 N. Western Avenue	
SUBJECT:	Application for a special use to establish an animal shelter / boarding, animal training / day care facility.	

- Continued to November 15, 2019 at 2:00 p.m.

390-19-Z	ZONING DISTRICT: B2-3	WARD: 25
APPLICANT:	Oakley 23, LLC OWNER:	
	Same as applicant	
PREMISES AFFECTED:	2354-58 S. Oakley Avenue	
SUBJECT:	Application for a variation to reduce the parking requirement from one stall to zero for two new live / work units located on the ground floor of an existing three-story building with nine dwelling units.	

- **Approved**

407-19-Z	ZONING DISTRICT: RM-4.5	WARD: 43
APPLICANT:	1913 N. Halsted Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1913 N. Halsted Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 39.3' to 32' for a proposed four-story, two dwelling unit building.	

- Continued to November 15, 2019 at 2:00 p.m.

408-19-Z	ZONING DISTRICT: RM-4.5	WARD: 43
APPLICANT:	1913 N. Halsted, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1913 N. Halsted Street	
SUBJECT:	Application for a variation to establish a new curb cut to serve a proposed four-story, two dwelling unit building.	

- Continued to November 15, 2019 at 2:00 p.m.

- **Approved**

- **Withdrawn**

- Continued to December 20, 2019 at 2:00 p.m.

- Continued to December 20, 2019 at 2:00 p.m.

- Continued to November 15, 2019 at 2:00 p.m.

480-19-Z

ZONING DISTRICT: RS-2

WARD: 41

APPLICANT:

Mateusz Jasinski

OWNER:

Same as applicant

PREMISES AFFECTED:

6167 N. Overhill Avenue

SUBJECT:

Application for a variation to reduce rear setback from the required 8.17' to 3.08' for a proposed one-story addition to the side of an existing one-story, single family residence.

- **Approved**

Motion to approve Chairman Parang as the designated Board officer to receive annual training on compliance with the Open Meetings Act.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 412-19-Z, 414-19-S, 433-19-S, 449-19-S, and 356-19-Z.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of September 20, 2019, except for Board Cal. Nos. 464-19-Z, 475-19-Z, 491-19-Z, 492-19-Z, 498-19-S, 395-19-S, 402-19-Z and 420-19-S.

Adjournment.